

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

No Comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

1. Provide flow test
2. Show fire main and hydrants.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

Indicate all existing trees and palms on site, their names and sizes, and whether or not they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large desirable trees”. Site plan redesign may be required to save such trees. If any trees would be considered good candidates for relocation, they should be relocated. “Equivalent replacement” for trees permitted to be removed to be above min. site Code requirements.

2. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If there are overhead utilities, they should be placed underground.

3. Backout parking spaces are required to have a 5’ wide landscape area at the head of the parking, unobstructed by a fence or wall. Check the “guest parking”.

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

Request: Site Plan Level II/17 townhouse units/RC-15

1. Provide a narrative stating how this project meets the townhouse regulations found in Sec. 47-18.33. Particularly, explain that the RC-15 requirements are met including the roof landings (dimension on site plan) and the fence/wall requirements.
2. Provide a detail of fence/wall if one is proposed.
3. Concrete sidewalks should extend across driveways.
4. Unit #4 and #8 should have a pedestrian walkway to the sidewalk.
5. Show locations of a/c units on site plan and landscape plan.
6. Discuss width of right-of-way on NE 17<sup>th</sup> Way with engineering representative.
7. Provide an outline of adjacent buildings on the site plan and elevations.
8. Show relationship to streets on elevations.
9. Label elevations N, S, E and W.
10. Show arrangement of facades the way they will appear on Victoria Park Rd. and section of NE 12 St.
11. Provide more architectural detailing on side elevations, especially those facing right-of-ways.

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12. It is strongly suggested that this plan be presented to the Lake Ridge Residents Association.
13. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
14. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. C. Cleary- Robitaille (954) 828-6419
<b>Project Name:</b>	Jamestown Square LLC/Jamestown Square	<b>Case #:</b>	22-R-03
<b>Date:</b>	3/25/03		

**Comments:**

1. First floor glass should be made of impact-resistant material.
2. Landscaping should not interfere with the illumination of lighting fixtures.
3. Please submit comments in writing prior to DRC sign-off.



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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Jamestown Square  
LLC/Jamestown Square

**Case #:** 22-R-03

**Date:** 3/25/03

**Comments:**

1. Provide a narrative outlining how the proposed project complies with section 47-18.33 point by point.
2. A five (5) foot easement shall be provided along the front, side and rear property lines of each townhouse group pursuant to section 47-18.33.B.5.a-c.
3. Indicate entrance doors and the separation for each of B dwelling units on site plan.
4. Provide dimension to all portions of the building from the property lines.
5. Dimension paver drives and guest parking spaces pursuant to section 47-20.11.
6. Discuss trip generation rate and request for a variance to vehicular stacking with applicant and Engineering representative.
7. Indicate the location of all mechanical equipment pursuant to section 47-19.2.S requiring a five (5) foot setback from all property lines.
8. Add to the site plan data table calculations indicating the propose townhouse units have two thousand (2,000) square feet of lot area per dwelling unit pursuant to section 47-18.33.B.1.
9. Overhang of garages located twenty (20) feet from the property shall be prohibited pursuant to section 47-19.2.B.
10. Additional comments may be discussed at DRC meeting.